

PROJECT: 5372 CENTRAL COLLEGE ROAD (Z15-034 & CV15-039)
APPLICANT: MI HOMES OF CENTRAL OHIO
Existing Zoning: NE, NG, and NC
RFBA DISTRICT(S): West Village Neighborhood, Neighborhood Center, & Neighborhood Center Commercial
Proposed RFBA DISTRICT: West Village Neighborhood, West Village Neighborhood Center (no changes)

EVALUATED ON: JULY 13, 2015
 BY: CHRISTOPHER LOHR
 (CITY OF COLUMBUS)

ROCKY FORK-BLACKLICK ACCORD – Project Application Evaluation

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	SQ. FT. OR # OF UNITS	PROPOSED DENSITY	PERMITTED DENSITY		PUBLIC PARKLAND (SITE WIDE)	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	REQUIRED
A	Revision of Existing TND Zoning	West Village Neighborhood	Single Family Residential (revised portions)	18.56 ac (north) 34.41 ac (east)	76 units (north) 94 units (east)	4.09 du/ac (north) 2.73 du/ac (east)	2.0 Neighborhood	5.0 Neighborhood	9.7 ac public parkland + 12.9 ac open space 22.6 ac total 26.4%	6.0 ac public parkland + 19.7 ac open space 25.7 ac total 30%
TOTAL RESIDENTIAL (REVISED AREA ONLY)				52.97	170	3.21	2.0	5.0	2.20	5.57
TOTAL COMMERCIAL										
TOTAL SITE DEVELOPMENT				85.49	482	5.64	2-5	5-8	9.7 (22.6)	6.0 (25.7)

EVALUATION SUMMARY		YES	PARTIAL	NO	?	COMMENTS
1.0	Key Principles	5	3			
2.0	Strategies	2	2			
3.0	General Development Standards	18	2	1	2	
4.0	District Standards	17	1	1		
TOTAL		42	8	2	2	78% compliant [42/54] - (93% compliant or partial)

Rocky Fork-Blacklick Accord – Project Application Evaluation

1.0 Key Principles	Yes	No	Details
1.1 Maintain aesthetic character of rural roads.	-	-	N/A
1.2 Use open space as an organization element.	P	-	Open spaces are generally effectively as an organization element, however some areas, such as the Neighborhood Green, are disconnected from one another.
1.3 Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	✓		Defined green belt along eastern border and Rocky Fork Creek
1.4 Develop mixed uses in town and village centers.	-	-	N/A
1.5 Develop diversity in housing prices and types.	✓		
1.6 Create a center focus that combines civic, cultural, and recreational uses,	✓		
1.7 Create an ample supply of squares, greens parks and landscaping.	✓		Applicant may consider adding additional open space to achieve overall lot coverage ratio of 70% (30% open space)
1.8 Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	P		Applicant provides 250 ft. buffer along Rocky Fork Creek main channel. The applicant is encouraged to explore options for preserving mature trees. This could potentially be accomplished by providing wooded rear and side yards in the single-family areas, clustering development in the Neighborhood Center district, and preserving trees located within proposed open and civic spaces.
1.9 Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	P		Located within walking distance to other neighborhoods. Limited transit available.
1.10 Development must pay its own way.	✓		

2.0 Strategies	Yes	No	Details
2.1 Development should be compatible with the rural landscape.	-	-	
2.2 Higher density residential should be located adjacent to open space.	P		Majority of open space fronts on lower density NE. Neighborhood Center district details have not been provided.
2.3 Preserve the natural features.	P		Applicant provides 250 ft buffer along Rocky Fork Creek main channel. Large contiguous wooded areas should be considered for less intense uses such as single family with wooded rear and side lots that maintain specimen trees, clustering development in the Neighborhood Center district, and preserving existing trees located within proposed open and civic spaces.
2.4 Retail development should be community-based.	-	-	N/A
2.5 Developers should be encouraged to mix uses and housing types where appropriate.	✓	-	
2.6 Historic and cultural resources should be protected and preserved.	-	-	Site is not known to be historic or culturally significant.
2.7 Scenic qualities along roadways should be maintained.	-	-	
2.8 Rural character of the land along regional roads should be maintained.	-	-	
2.9 Density bonuses and design flexibility are encouraged to allow cluster development.	-	-	Not proposing clustering
2.10 Neighborhood commercial uses should be confined to the community centers	-	-	No commercial proposed

Rocky Fork-Blacklick Accord – Project Application Evaluation

or plazas.			
2.11 Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development.	✓	-	
2.12 Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-	-	N/A
3.0 General Development Standards	Yes	No	Details
3.1 Open Space			
3.1.1 Strategies to preserve open space should be used (including “clustering”).	✓		Open space is provided throughout the site in various forms.
3.1.2 Stream Corridors should be left in their natural state or allowed to revert to that state over time.	✓		Buffer along Rocky Fork Creek provided
3.1.3 Pathways systems should be developed.	?		Need more information from applicant regarding pathways and trails throughout site.
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state or remain as farmland or grassland.	-	-	
3.1.5 Open space should be connected with the stream and rural road spaces and with each other.	?		Need more information from applicant regarding pathways and trails throughout site. Connectivity between Hamilton, Green and Rocky Fork open spaces should be improved.
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%; meaning that at least 30% of the site shall be dedicated to open green space.	✓		Open space provided is at 26.8% of site. This is greater than previously approved in 2012. Approaches 30% when public ROW for Hamilton is taken into account.
3.2 General Landscape, Screening, & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.	✓		Required by code
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.	✓		Open space along Hamilton is indicated as having ornamental shrubs and low trees grouped to create natural landscape.
3.2.3 Landscaping within the setback along roadways should appear natural in character.	✓		
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.		✓	The largest contiguous forest on the site is slated for development. The applicant has not indicated a plan to retain trees on wooded rear or side lots (for single family) or in designated civic spaces.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	✓		
3.2.6 Headlight screening in parking lots a minimum of 4 feet.	✓		Applicant should commit to this in text.
3.2.7 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.	✓		Applicant should commit to this in text.
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	✓		Applicant should commit to this in text.
3.3.2 Security lighting is “motion sensor” type.	✓		Applicant should commit to this in text.
3.3.3 Outdoor light poles do not exceed 30 feet.	✓		Applicant should commit to this in text.
3.3.4 All wiring is underground.	✓		Applicant should commit to this in text.
3.3.5 All external outdoor lighting fixtures are similar.	✓		Applicant should commit to this in text.
3.3.6 Ground mounted lighting is shielded and landscaped.	✓		Applicant should commit to this in text.
3.4 Roadways			

Rocky Fork-Blacklick Accord – Project Application Evaluation

3.4.1 Roadways should follow the Roadway Plan.	✓		
3.4.2 Street lights should be evaluated on the appropriateness of the fixture, the type, and light level of the luminaries.	✓		
3.4.3 Size and use of streets should be consistent with Accord.	✓		

4.0 District Development Standards	Yes	No	Details
4.1 West Village Neighborhood (Village Residential Standards)			
4.1.1 The village district is to provide the community the civic benefits of traditional neighborhood planning and design.	✓		
4.1.2 Permitted land-use single family residential.	✓		
4.1.3 Permitted base density (Columbus) 2 unit per acre, bonus of 5.	✓		5.64 overall, 3.21 in revised areas
4.2 Streets			
4.2.1 There is a hierarchy of streets	✓		
4.2.2 Sidewalks and street trees (30 ft on center)	✓		
4.3 Parking			
4.3.1 Rear lot garages accessible by alleys.		✓	Predominantly NE designation – applicant has indicated that garages will be setback or behind primary building but not accessed via alley.
4.4 Civic Space			
4.4.1 Neighborhood parks (1-10 acres) within 1200 feet of houses.	✓		
4.4.2 Hierarchy of open spaces, one large near center of development.	P		Hierarchy of open spaces present, however the Neighborhood Green in the east subarea is disconnected from the easternmost open space and parkland.
4.5 Site Orientation			
4.5.1 Single-family houses should front onto public open spaces and not back onto public parks or roads.	✓		
4.5.2 The average single-family lot width should not exceed 90 feet.	✓		
4.5.3 The average single-family lot area should not exceed 12,500 square feet.	✓		
4.5.4 Build to lines established for neighborhood streets.	✓		
4.6 Architecture			
4.6.1 The massing of each house should be simple and traditional.	✓		Pending elevation renderings
4.6.2 Sloped and pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices.	✓		Pending elevation renderings
4.6.3 Side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must set back a minimum of three feet from the front façade of the house.	✓		Pending elevation renderings
4.6.4 The maximum width of a garage door which faces the street is ten feet.	✓		Pending elevation renderings
4.6.5 Building materials should be traditional and natural in appearance, such as brick, stone, wood, and glass.	✓		Pending elevation renderings
4.6.6 The maximum building height should be two and one-half stories and the minimum building height should be one and one-half story in appearance.	✓		Pending elevation renderings
4.6.7 Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20 th Century.	✓		Pending elevation renderings